

The Corporation of the City of Kawartha Lakes

By-Law 2019 -

A By-Law to Amend the Town of Lindsay Official Plan to Re-designate Land within the City of Kawartha Lakes

[File D01-2018-005, Report PLAN2019-072, respecting a portion of Concession 4, Part of Lot 22, geographic Township of Ops; 57R-6839, Parts 1, 2 and 6 to 20, and Part of Parts 3 to 5, Former Town of Lindsay, Vacant Land on Colborne Street West – Lindsay 2017 Developments Inc.]

Recitals:

1. Sections 17 and 22 of the Planning Act, R.S.O. 1990, c. P.13, authorize Council to consider the adoption of an amendment to an Official Plan.
2. Council has received an application to amend the Town of Lindsay Official Plan to amend Schedule 'JC2' to permit a mixed use commercial and residential plan of subdivision consisting of three hundred ninety-four (394) residential lots for single detached dwellings; thirty-two (32) blocks for one hundred and sixty-nine (169) townhouse dwellings; and two (2) blocks for up to two hundred fifty-two (252) dwelling units by plan of subdivision under Section 50 of the Planning Act to the property known municipally as Vacant Land on Colborne Street West.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to adopt Official Plan Amendment Number 54.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2019-***.

Section 1:00 Official Plan Amendment Details

- 1.01 **Property Affected**: The property affected by this By-law is described as a portion of Concession 4 Part of Lot 22 geographic Township of Ops; 57R-6839 Parts 1 2 and 6 to 20 and Part Parts 3 to 5, former Town of Lindsay, now in the City of Kawartha Lakes, Vacant Land on Colborne Street West.
- 1.02 **Amendment**: Amendment No. 54 to the Town of Lindsay Official Plan, attached hereto as Schedule 'A' and forming a part of this By-law is hereby adopted.

Section 2:00 Effective Date

- 2.01 **Force and Effect**: This By-law shall come into force and take effect on the date it is finally passed, subject to the approval of the City of Kawartha Lakes in accordance with the provisions of Section 17 and 22 of the Planning Act, R. S. O. 1990, c. P.13. Notwithstanding the subsequent coming into force of the Lindsay Secondary Plan, adopted by Council on June 27, 2017, this by-law continues to be in force and effect.

By-law read a first, second and third time, and finally passed, this ** day of _____,
2019.

Andy Letham, Mayor

Cathie Ritchie, City Clerk

Schedule 'A' to By-law No. 2019-***

The Corporation of the City of Kawartha Lakes

Amendment No. 54 To The Official Plan – The Town of Lindsay

Part A – The Preamble

A. Purpose

The purpose of the official plan amendment is to change the land use designations on Schedule 'JC2' of the Town of Lindsay Official Plan on the property to remove the 'Local Commercial' designation, reduce the 'General Commercial' designation, and reconfigure the location of the remaining land use designations. The land is also subject to an Application for Zoning By-law Amendment and a Draft Plan of Subdivision.

The effect of the change is to permit the creation of a mixed use commercial and residential plan of subdivision consisting of 394 lots for single detached dwellings; 32 blocks for 169 townhouse dwellings; and 2 blocks for up to 252 residential dwelling units.

B. Location

The subject land has a lot area of approximately 57.67 hectares and is located on the north side of Colborne Street West, on the east side of Highway 35 in the former Town of Lindsay, now City of Kawartha Lakes. The subject property is located adjacent to a residential area with single detached dwellings. While the land to the north of the proposed development is vacant, it is located within the Urban Settlement Boundary for Lindsay and will be considered for future development. The subject property is currently vacant.

The property is legally described as a portion of Concession 4, Part of Lot 22, geographic Township of Ops; 57R-6839, Parts 1, 2 and 6 to 20, and Part of Parts 3 to 5, Former Town of Lindsay, now City of Kawartha Lakes and identified as Vacant Land on Colborne Street West.

C. Basis

Council has enacted this official plan amendment in response to an application submitted by D.G. Biddle & Associates Limited on behalf of Lindsay 2017 Developments Inc. to permit the creation of a mixed use plan of subdivision consisting of 394 lots for single detached dwellings, 32 blocks for 169 townhouse dwellings, and 2 blocks for up to 252 dwelling units on a portion of the subject land. The proposed development also includes the extension of St. Joseph Road and a new road network, and the creation of blocks for parks, stormwater facilities, a municipal pump station, an elementary school, and trails.

The land is designated 'Residential', 'Future Residential', 'General Commercial', 'Local Commercial', 'Parks and Open Spaces', and 'Institutions and Community Facilities' as shown on Schedule 'JC2' of the Town of Lindsay Official Plan. The

land is also subject to an Application for Zoning By-law Amendment and Draft Plan of Subdivision.

The proposed use and amendment to the Town of Lindsay Official Plan are justified and represent good planning for the following reasons:

1. The proposed development conforms to relevant provincial policy documents being the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.
2. The proposed development conforms to the goals and objectives of the 'Residential', 'Future Residential', 'General Commercial', 'Parks and Open Spaces', and 'Institutions and Community Facilities' designations as set out in the Town of Lindsay Official Plan.
3. The site concept is compatible and integrates well with the surrounding area.
4. The applicant has submitted the selected background reports as set out in the Town of Lindsay Official Plan to demonstrate the appropriateness of the proposed development with respect to servicing, traffic, noise, and the protection of the environment.

Part B - The Amendment

D. Introductory Statement

All of this part of the document entitled Part B – The Amendment, consisting of the following text and the attached map constitutes Amendment No. 54 to the Town of Lindsay Official Plan.

E. Details of the Amendment

1. Schedule 'JC2' of the Town of Lindsay Official Plan is hereby amended by changing the land use designation from the 'Residential', 'Future Residential', 'Institutions and Community Facility', and 'General Commercial' designations to the 'Parks and Open Space' designation as shown on Map 'A' as 'Land to be Redesignated Parks and Open Space'; from the 'Institutions and Community Facility', 'Parks and Open Space', and 'Local Commercial' designations to the 'Residential' designation as shown on Map 'A' as 'Land to be Redesignated Residential'; from the 'Future Residential' designation to the 'Institutions and Community Facility' designation as shown on Map 'A' as 'Land to be Redesignated Institutions and Community Facility'; and from the 'General Commercial' designation to the 'Future Residential' designation as shown on Map 'A' as 'Land to be Redesignated Future Residential'.

F. Implementation and Interpretation

The implementation and interpretation of this amendment shall be in accordance with the relevant policies of the Official Plan.